

Buckroe Beach Master Plan

Hampton, Virginia

13 september 2004

U R B A N D E S I G N A S S O C I A T E S



Study Area

Urban Design Process

- 1 Understanding: Finding out what is going on
2. Exploring: Trying out ideas
3. Deciding: Outlining the future

Why Plan Now?

1. Renewed emphasis on neighborhood planning
2. Fishing Pier
3. Beach reclamation project
4. City owned and landbanked land
5. School Investment Committee
6. Private market development pressure
7. Pembroke Corridor funding

Visions

- fishing pier
- family oriented beach community
- improved Pembroke Corridor and Buckroe Road
- quality affordable as well as up-scale housing
- community center and school
- benefit from views of the water
- protect marshes and the wildlife

Design Principles

- maintain authenticity of Buckroe
- develop low-scale beach oriented housing
- strengthen neighborhood businesses
- improve access to beach and pier
- provide location for school and community center
- improve street infrastructure
- refine the unique coastal architecture of Buckroe

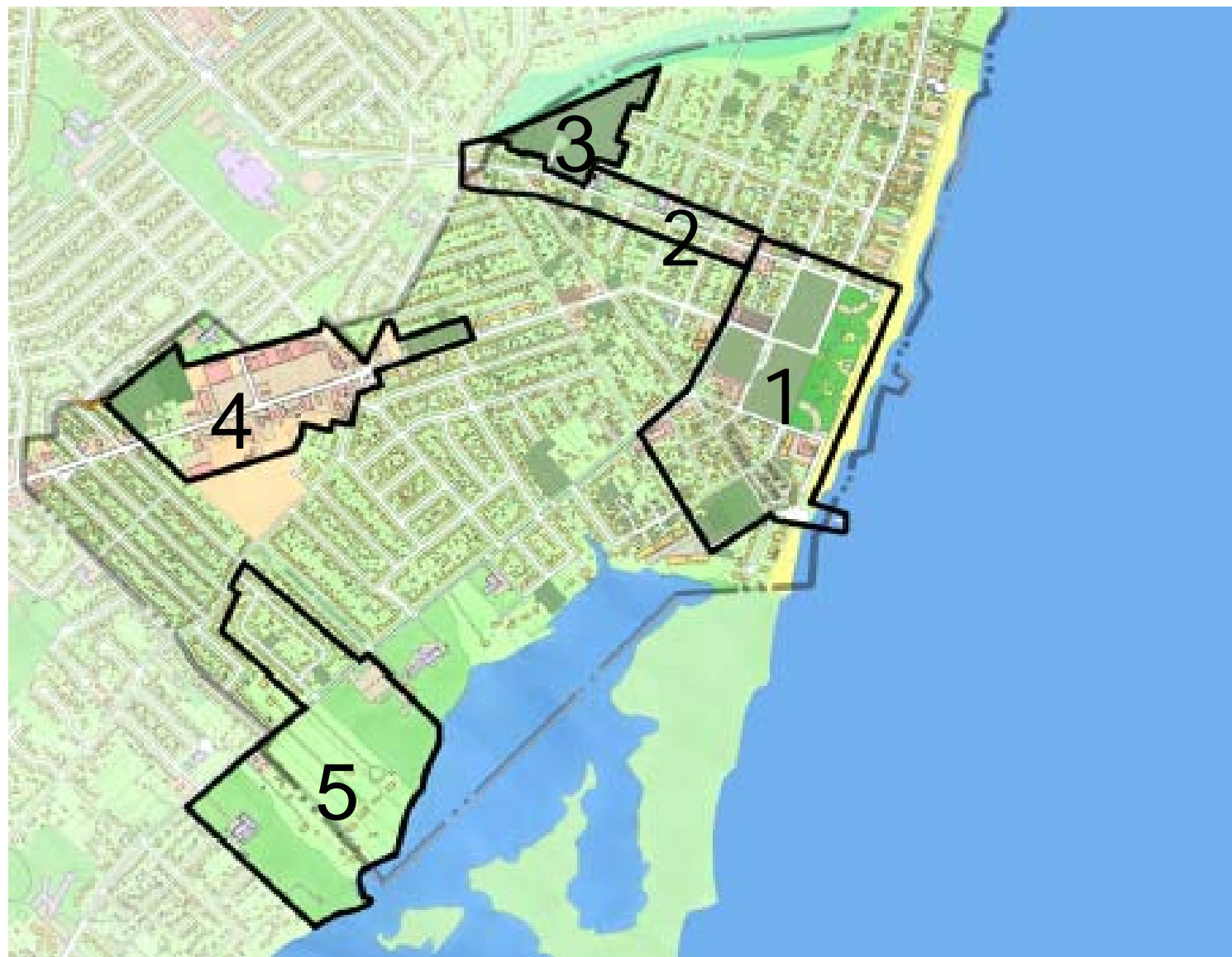
Design Principles

- develop an infill strategy
- strengthen Buckroe as a coastal town in Hampton
- strengthen Pembroke Ave. as a mixed-use corridor
- harness and control market demand with design guidelines and controls
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Approach: Initiatives and Character Areas

U R B A N D E S I G N A S S O C I A T E S



Initiative Areas



1. Beach Front













2. Buckroe Ave. Corridor









3. Buckroe Ave. Gateway









4. Pembroke Ave. Gateway









5. Mallory St./Mill Creek



Next Steps

- Trying Out Ideas: Oct. – Early Nov.
 - Community Presentations
 - Meetings with Property & Business Owners
- Present Draft Plan: Nov. – Dec.
- Adopt Plan: January